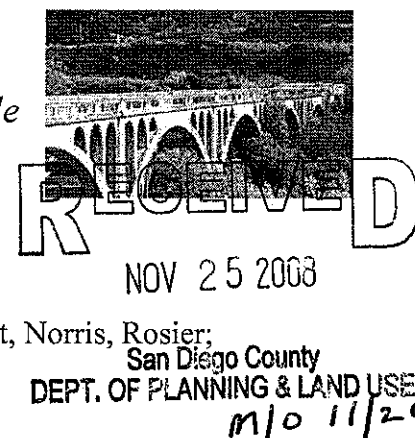


BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle

Subject: Meeting minutes of Bonsall Community Sponsor Group
Date: November 4, 2008
Time: Meeting started at 7:00 PM
Location: Bonsall Community Center
Roll Call: Present: Morgan (Chair), Davis, (Vice Chair), Lintner, Mallett, Norris, Rosier;
Absent: None; one vacancy



PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

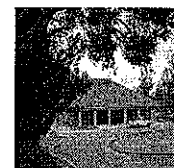
A map of all cell phone locations was requested by a member of the public. Margarette Morgan will contact the County to request a copy of the most current map.

1.0 ADMINISTRATIVE

- 1.1 The Pledge of Allegiance was led by Mr. Davis.
 - 1.2 Approval of Agenda – Corrections to the agenda were as follows: Items 2.1 and 3.3a were continued
 - 1.3 Approval of October 7, 2008 Meeting Minutes – Motion by Davis to approve as written; 5 years, 1 Abstention; Motion passed.
 - 1.4 Subcommittee/Meeting reports:
 - General Plan Update – The draft General Plan Update (GP Update) will be available for public review and comment on November 14, 2008. Morgan will request one hard copy and a CD copy. Copies of the CD will be provided to BCSG members upon request. Three different maps are under review for the GP Update. As part of the GP Update, each Sponsor Group/Planning Commission is to resubmit their Community Plan. The County staff will review the Bonsall Community Plan, which was most recently submitted to the County three years ago, and provide constructive comments for revisions.
 - I-15 – The recently opened section of managed carpool lanes on I-15 has relieved some traveling time for northbound traffic but increased time for southbound traffic due to construction.
 - Highway 76 – An open house forum was held in October for the expansion of Highway 76. The start of construction for the next phase of the expansion (Melrose to Mission) has been delayed until 2010/2011.
 - North County Transit – The Coaster will be cutting evening services on weekends. The Sprinter needs 11,500 riders per day to cover costs and currently has 8,000 riders per day.
 - Fire Information Update: Anita Hayes, Public Affairs Manager with SDG&E, provided an update on the plan to proactively shut off electricity during inclement weather for fire prevention measures in some San Diego County locations. The shut-off plan calls for disabling some electrical outlets that could affect up to 45,000 households. SDG&E will file an application with the California Public Utilities Commission (CPUC) outlining the program for pro-active shut-off for their review prior to implementing the plan. The plan includes the following components and more:
 - Replacing wood poles with steel
 - Increasing the distance between poles
 - Implementation of aerial and ground inspections of all lines
 - Assessing the growth underneath and with 15- (usually) of lines and poles/towers
- A community meeting is scheduled for November 17, 2007 in Valley Center. SDG&E will work closely with the water districts to ensure reliability for their utility when power is shut-off.

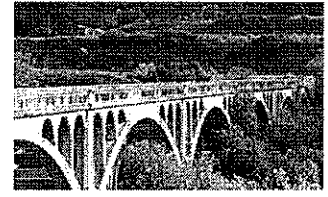


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2.0 PLANNING AND LAND USE

2.1 County of San Diego Presentation – Intersection redesign update at Camino del Rey and Old River Road; Item continued.

2.2 S96-005W2 - Mirpour – Zoning Ordinance violation corrections in C36 Zone. Property is located at 30158-30162 Mission Road and locally known as the Antique Mall. The owners are applying for a Minor use Permit so they can refurbish the building to address a variety of code violations including bringing the parking lot size into compliance, replacing the septic system (which has been completed), adding one bathroom and evicting tenants that do not have up-to-date business licenses.

A motion was made by Mallett to continue this item until the following information is received:

- Proposed Business Signage;
- Landscape screening depicted on plans;
- Elevations of building need more clarity on plans;
- Plans depicting access from Highway 76.

Second by Norris; Passed 5-1.

2.3 TPM 21016 Pfaff lot split - The owners of this parcel at 32010 Caminito Quieto off of W. Lilac are requesting to split the parcel into two lots. The project has 7.79 total acres and is proposing one lot of 2.94 acres and one of 4.85 acres which has one residential home. A motion was made by Norris to continue this item until the following information is received:

- Copy of concept grading plan
- Fire department turnaround access and/or fire department approval letter
- All on-site and proposed septic fields and proposed and current building pads
- Road maintenance agreement.

Second by Linter; passed 6-0.

2.4 TPM 20157 RPL2 Emerald Hill - This is a 28.85 acre four lot subdivision with a 20.40 acre remainder steep slope open space located on Emerald Hill Road off of North River Road. It appears that this subdivision has avoided CEQA requirements by slowly parceling sections of property staying under the required size requirements that triggers CEQA documentation. Also, this developer has divided and improved parcels along this road to the extent that there is a very long access road to reach the parcels proposed in this current project. There are safety concerns with such a long access road and only one access.

A motion was made to deny this project by Norris for the following reasons:

- Plans do not depict current and proposed building pads and septic fields
- Plans do not depict surrounding buildings and structures
- No alternative secondary access to the project which should be required with the additional
- No evidence of a road maintenance agreement

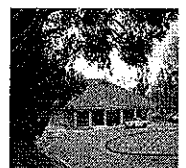
Second by [REDACTED]; passed 6-0.

2.5 TPM 20633 Kuehn Project This project is located between Dentro de Lomas and Chariot & Night Heron and proposes a 9.51 acre lot split. A motion was made by Lintner to continue until the following information is received and addressed:

- There are problematic boundaries with this project; provide reason for proposed boundaries
- There are no slope calculations provided on plans

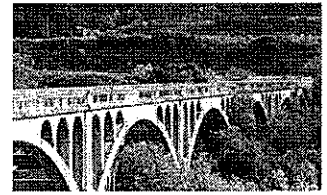
Second by Davis; Passed 5-0; 1 abstention.

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3.0 PERMITS AND VARIANCES

- 3.1 P08-031 Montgomery Residence/AT&T project is located at 29505 Hoxie Ranch Rd. off of Gopher Canyon. Item continued.
- 3.2 P08-035 Joseph Wall/AT&T mobility project is located at 2860 East Vista Way. Item continued. Applicant is developing plans for placement of antennas on a two story storage building instead of a faux tree.
- 3.3 P08-042 T-Mobile unmanned cell site off of Guajome Lake Road near Majella Road. The project proposes a 45 foot tall faux palm tree with four (4) equipment cabinets and one (1) power cabinet. Item continued.
- 3.4 County of San Diego Department of General Services, Real Estate Services Section is requesting vacating (relinquish the public interest) an easement at 4038 Valle Del Sol. Dale Green from Terra Data presented the project stating that the county originally created the easement for road related purposes. The county has no interest in future road improvements and does not want responsibility of this easement. Motion to approve the vacation by Mallett; Second by Davis; Passed 6-0.
- 3.5 ZAP 00-073 Project is located at 2529 Guajome Lake Rd and Glenview Lane. Property owner of the Olson Cabinet Shop is requesting the extension of a cottage industry permit. The approved permit for this operation was first given in August 2001. The owner was unaware that the permit would expire in seven years and is requesting extension of that permit. Since filing the extension for the Cottage Industry Permit the County has requested that the owner acquire required building permits for construction projects that were started without appropriate approvals and permits. The owner stated that the county of San Diego has reviewed all building and site plans and will issue appropriate permits once the Cottage Industry Permit extension is approved. The Fire Department has also given approval based on plans submitted to them for the sprinkler system. A motion was made by Mallett to approve the project; Second by Davis. Motion Failed: 2 yeas, 3 Nays; 1 abstention.
A second motion was made by Norris to continue this project until the following information is received:
 - Written approval from County of San Diego, Department of Planning and Land Use.
 - Written approval from the local Fire Department.
 - Fully developed site plan.
 - Location of hazardous materials storage location depicted on plans.Second by Davis; passed 6-0.

ADJOURNMENT

The meeting was adjourned at 9:08 pm.



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BONSALL COMMUNITY SPONSOR GROUP

November 4, 2008

Case Number: TPM 21057RPL1

San Diego County
DEPT. OF PLANNING & LAND USE

We last reviewed this project in April of 2007. This review will substantially follow the previous review.

The request is for a five way lot split of 31.85 acres at the top of Emerald Hills Road. The site is currently occupied by a single family residence and what looks like an old nursery and grove operation. Though this is a five way lot split, of course, one lot is labeled as a remainder lot in order to process the project as a less complicated minor subdivision with fewer County imposed requirements with attendant fees. The remainder parcel has some of the worst manufactured boundary lines that we have ever seen, and we have seen some really bad ones. All lots are in excess of two acres. Nobu Katu is listed as the owner of the property. Touchstone Development Inc. as the applicant, and Snipes-Dye Associates as the land planning engineers.

Chuck Davis of the Sponsor Group visited the site on the afternoon of 3/31/07 and 11/4/08. We have some concerns as to the way the project is presented. These are outlined below:

Of primary concern is the condition of the private road that will serve the project, Emerald Hills Road. As a condition of approval for the project it should be a requirement of the applicant to establish a bona fide road maintenance agreement with all residents being served by this road. Substantial work will be required to bring this road up to any recognizable standard.

The road that will serve the lots being split off will be an upgrade of an existing grove and driveway serving road. This will be a cul de sac off an existing cul de sac at the end of Emerald Hills Road. Are compounded cul de sacs necessary? Would like to see this situation cleaned up with the end of Emerald Hills Road being at the end of the new extension being built to serve the new lots.

The portion of the parcel adjacent to Highway 76 and rising in a westerly direction is quite steep. This area is proposed as an open space easement. Since this area is within the view shed of the highway could some requirement be imposed upon this area for natural landscaping to enhance the view shed?

The BCSG likes to see where proposed building pads and septic fields will be situated on proposed lots. We would also like to see more detail concerning surrounding parcels and buildings. These requirements are not in evidence on the temporary map, and makes it difficult to make a judgment as to how this project would fit into what now exists in the area.

In closing it is necessary to state our concerns about the current severe water shortage. The Planning Group is now having many questions as to the advisability of further lot splits of this nature because of the long term availability of water. The local water

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November 4, 2008

San Diego County
DEPT. OF PLANNING & LAND USE

company has cutback on the water being supplied to agricultural users by lot splits with future development plans will impact present residents and agriculture severely. Because of water meter availability it is most probable that building of the type suggested by projects of this type now and into the future will not be possible for an extended period. In the past the BCSG has been burned by approved projects where time extension after time extension has been approved keeping the project alive till construction is allowed to start a couple of decades after inception at considerably reduced grand fathered land use standards as compared to those then currently in place. We do not consider it good planning not to recognize this problem, and inadvisably keep approving lot splits of this type.



C.T. Davis
Vice Chair, Bonsall Sponsor Group